

FOR OFFICE USE ONLY
RECEIVED MAR 17 1980
DATE ENTERED MAY 8 1980

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY - NOMINATION FORM

SEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME *Building at 14-16 Pearson Street*
HISTORIC 39-41 Pearson Street

AND/OR COMMON
since 1909: 14-16 East Pearson Street

2 LOCATION
STREET & NUMBER 14-16 East Pearson Street

CITY, TOWN Chicago
STATE Illinois
VICINITY OF CODE 012
COUNTY CODE 031
Cook

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE	
<input type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> MUSEUM
<input checked="" type="checkbox"/> BUILDING(S)	<input checked="" type="checkbox"/> PRIVATE	<input checked="" type="checkbox"/> UNOCCUPIED	<input type="checkbox"/> COMMERCIAL	<input type="checkbox"/> PARK
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL	<input type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> SITE	<input type="checkbox"/> PUBLIC ACQUISITION	<input type="checkbox"/> ACCESSIBLE	<input type="checkbox"/> ENTERTAINMENT	<input type="checkbox"/> RELIGIOUS
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> GOVERNMENT	<input type="checkbox"/> SCIENTIFIC
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> INDUSTRIAL	<input type="checkbox"/> TRANSPORTATION
		<input type="checkbox"/> NO	<input type="checkbox"/> MILITARY	<input checked="" type="checkbox"/> OTHER: vacant

4 OWNER OF PROPERTY

NAME *BAHNS AND DRING, ARCHITECTS AND PLANNERS*
STREET & NUMBER *612 N. MICHIGAN*
CITY, TOWN *CHICAGO* STATE *ILLINOIS*

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC. Cook County Building
STREET & NUMBER Clark and Washington
CITY, TOWN Chicago STATE Illinois

6 REPRESENTATION IN EXISTING SURVEYS

TITLE Illinois Historic Structures Survey
DATE 1972
DEPOSITORY FOR SURVEY RECORDS Illinois Department of Conservation
CITY, TOWN Springfield STATE Illinois

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

This building is a two-unit residential structure with masonry bearing walls. The southern portions of the east and west walls are party walls formed from older structures that are no longer extant. The walls visible from the rear of the property are common brick above random rough face ashlar foundations reaching only to grade.

The front is three stories; projecting north for a distance of approximately 70 feet from the front facade and built up to the property lines are two-story wings separated by a narrow court accessible only from the rear. A basement accessible from both front and back extends under the entire building.

The interior originally contained two independent dwelling units. For the last several decades the building has seen a number of uses--rooming house, apartments, commercial and office space--and is now vacant.

The front or south facade survives virtually without alteration. Its 35 foot width has two entrances and two flat-fronted bays, clearly identifying it as a double residence, but it also has a unified treatment, that clearly binds the two units into a single design.

A rough face random ashlar limestone foundation visible in the narrow courts between the sidewalk and the facade and leading down to basement entrances rises about three feet above grade. The finished facade rises two stories to a full-story mansart roof. Projecting from the facade's face and cantilevered beyond the face of the foundations are two bays with canted sides. On the first floor the openings in each bay are identical, and in the eastern one the second floor opening is the same size as the one below it. But the western bay is different. Here, curved, undercut corner corbels support an expanded breadth that allows for a tripartite opening with narrow side lights. The corners above the narrow side lights have small hipped roofs; the head of the large central window intrudes into this level, and it takes the form of a pent roof. Above this central window is a dormer with a similar tripartite window. The cresting along its short ridge, which rises well above the mansart roof's silhouette and which runs north and south, originally had two metal pinnacles, but only the front one is now extant. Another hipped roof dormer stands above the east projecting bay. Only the small pediment above its central section breaks the mansart roof's silhouette.

To the east of each of these large dormers and nestled within the mansart's profile is a smaller dormer covered by a steep, hipped roof. Below these, in the second floor, is another opening the same size as the dormer above them. Divided horizontally, the upper opening holds a window, and the lower one contains a let-in panel holding a plaque

SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES 1885

BUILDER/ARCHITECT Julius H. Huber

STATEMENT OF SIGNIFICANCE

This structure was built in 1885 for Edwin S. Hartwell, a lumber salesman who was operating his own lumber yard by 1891. He apparently built it for the same reason most buildings like it were built during the period-- in hopes of realizing a speculative gain. In 1887 he sold the west half to the Chicago Avenue Independent Church which used it as the residence of its minister, the Reverend Charles F. Goss, and his wife. The east half was sold in 1891 to Mary A. McAbee who lived there with her husband, a salesman, displacing Mr. and Mrs. W.B. Thornton and Mrs. Emma Thornton, the previous residents.

The structure is not important for its association with its builder, residents, or owners, but for its architectural design. It is an excellent example of an important type. It is a rare example of the Queen Anne style as that style was rendered in masonry, and it was designed by a representative architect of the period who enjoyed a long and distinguished career.

This structure is significant as a building type: it represents a masonry town house, that is, a single dwelling unit sharing a party wall with its neighbor. Buildings of this type were built individually, as pairs, or as groups of many units. Here a pair of town houses are brought together into a single, unified design.

This was the most common type of building erected on the North Side following the Fire of 1871. The area in which it stands was subdivided by the Canal Trustees in 1848 and built up before 1871, only to be destroyed by the Fire. Hundreds of new post-Fire town houses were built on lots generally with 25 foot frontages; some had 30 or 33 foot frontages. Exceptions, because they were so much smaller, were those C.M. Palmer designed after 1882 for Potter Palmer in groups of five or more on lots with mere twenty foot frontages. (Local circumstances determined the depths of lots, but the diversity in depth did not affect the design of facades.) This structure is also an exception to the common pattern. Its site is unique, the product of construction on either side which cut into portions of odd-sized lots on an odd-sized block.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

UTM NOT VERIFIED

For construction date: Inland Architect and Builder, VI, no. 1
August, 1885, p. 8.

For J.H. Huber: A.T. Andreas, History of Chicago, vol. III, Chicago,
1886, p. 72. Illinois Society of Architects Monthly Bulletin,
XXIV, nos. 6-7, December, 1939-January, 1940, p. 8.

10 GEOGRAPHICAL DATA

ACREAGE NOT VERIFIED

ACREAGE OF NOMINATED PROPERTY less than one

CHICAGO LOOP 1:24 000

UTM REFERENCES

A 16 11, 29, 20 1, 6, 3, 9, 3, 0
ZONE EASTING NORTHING
C

B
ZONE EASTING NORTHING
D

VERBAL BOUNDARY DESCRIPTION

14-16 Easp Pearson Street, or the 35 foot frontage beginning
135 feet east of State Street on the north side of Pearson
and extending 100.50 feet in depth to an alley.

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE C.W. Westfall / Bauhs and Dring, Architects

ORGANIZATION DATE October 3, 1979

STREET & NUMBER 668 Irving Park Road/ 612 North Michigan Avenue TELEPHONE (312) 472-6097 / (312) 649-9484

CITY OR TOWN Chicago, Illinois / Chicago, Illinois STATE

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL STATE LOCAL X

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE [Signature]

TITLE Director, Ill. Dept. of Conservation DATE 11/18/80

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

W. Ray Luce DATE 5/8/80
DIRECTOR, OFFICE OF ARCHITECTURE AND HISTORIC PRESERVATION
ATTEST: Kristen O. Conwell DATE 5/7/80
KEEPER OF THE NATIONAL REGISTER

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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with a full relief head projecting from a high relief floral field. The head in the west is that of a youthful, rakish, long-haired, mustachioed male who looks to the east, the head in the east is that of a young, long-haired, wistful female who looks to the west.

Below these are the entrances. In the one on the west the openings within the masonry has been rebuilt, but the one on the east remains intact except for the door itself. The jambs and lintel here are coffered with heavy mouldings, and the transom is in the Queen Anne style with many small lights surrounding a rectangular one.

These doors are reached by steps leading straight up from the sidewalk; the step supports are the original ones continuing the foundations, but the parapets and the treads and risers have been replaced. West of each set of steps is a light court giving access to the basement entrances beneath the stairs, but these may not be original. The basement window cut into the limestone foundation wall appears to have been enlarged.

The dominant materials are five or six in number: Red stone is used for the wall sills, string courses, some window frames, door lintels, and other "framing" elements. This material has bold moulding profiles, and in several places it has had rosettes, bosses and other decorative motifs carved out of its surface. Because it is frangible along its bedding planes it has spalled in a few places, and repairs have been made in cement. Red pressed brick appears in the areas between the "framing" members. It was laid to produce interesting patterns, for example as an arch above the first floor window in the west bay. Terra cotta is apparently the material of the relief plaques, although all or some of these may be red stone; the present condition of the surface makes identification difficult. These plaques include the ones mentioned above as well as others with floral motifs below the first floor windows in the bays, above and below the windows above them, and above and below the openings east of those bays in the second story. Slate, both square-cut and scalloped and now so dirty as to make it appear black but with traces of deep red evident, suggesting that other colors may also be present, was used for all roof surfaces. Sheet metal, in some places with bold decorative elements, was applied as cladding on the frame of the second story window in the west bay, for all surfaces other than those of the roof above the second story cornice, and for the coping on the outer and central party walls. Finally, wood with prominent mouldings was used for window and door frames.

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The integrity of the structure is very good because alterations have been minimal. In addition to the minor changes in one of the doors, the possible alteration to form basement entrances and to enlarge the basement windows, and the changes in the steps and parapets (apparently necessitated by a raising of the street grade somewhat), some of the windows have been damaged and the entire front except for the roof slates has been painted a near white.

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The odd-sized site resulted in a structure different from all other surviving examples in the area; it has two dwelling units, each of which is narrower than usual, occupying a single frontage of 35 feet, which is wider than usual. Nevertheless, it appears to be what it is--two typical row houses for genteel residents within a single design--and therefore it may easily be identified with the other genteel residences of the area. This means that this two-family dwelling budgeted to cost \$12,000 avoided being taken as a flat building, a type which had begun to invade and degrade the area and which, for \$12,000, would contain six families. Had it looked like a flat, its value would have been debased. It therefore illustrates the architect's successful adaptation of a common type to uncommon circumstances, and it is significant because it illustrates both a common type and an uncommon example of the type.

The building is also significant because it is a rare survivor of the period. To understand this aspect of its significance requires some discussion of the development of the area.

The rebuilding of the North Side following the Fire spread northward in three successive waves. The blocks near Grand Avenue were generally filled by the time the depression of 1873 hit. The renewed activity between 1881/82 and 1887/88 was concentrated in the area just south of Chicago Avenue to a bit south of Division Street, with spotty development north of that. The renewed activity that began in 1889 and reached frenetic proportions just before the economic collapse of 1893/94 occurred for the most part from just south of Division to North Avenue.

The result is that moving north through the North Side the bands of development represent three different styles--flat--or bay-front limestone, Eastlake--or Italianate-trimmed buildings of the 1870s, then the complex, sharply modelled, highly textured, colorful masonry structures from the mid-1880s such as this one, and finally the heavy, often rusticated, Romanesque, grey, red, or brown-stone buildings from the late 1880s and early 1890s familiar from C.M. Palmer's, J.W. Root's, or J.L. Silsbee's designs.

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Fifty years later the alternation and demolition of structures, which has virtually erased all buildings from these periods on the South and West Sides, followed the same path as the development had along the North Side until it slowed down at Division Street. The result is that very few structures from the 1870s survive intact and only some from the mid-1880s do, but many from the last period are found. This means that the basic fabric of the area just north of this structure, which is from this last period, survives, and has been designated as the Gold Coast Historic District. There are very few buildings from the two earlier periods in that District, and not a single example like this one. South of that District, where most of the older buildings were from the period of this one, there is insufficient fabric to form a district and very few structures of any period that have not suffered alterations. This structure, therefore, represents a formerly common style used for a formerly common type that is now very rare and in this particular configuration was always uncommon. It therefore becomes very important.

This building is an excellent representative of the style of the mid-1880s. That style stressed variety in textures, shapes, silhouette, and materials. In wood, it is called the Queen Anne Style, but no particular name has gained currency for examples in masonry. These buildings generally feature both stone and brick and use a great variety of stone shapes and a great diversity of brick patterns. Familiar buildings in Chicago similar in stylistic character to this one are S.S. Beman's Pullman, built between 1881 and 1889, and A.M. Colton's McCormick Theological Seminary, begun in 1884, both of which are National Register Districts.

This building is significant because it is an excellent example of the style. The variety of materials and diversity in their handling are compressed into a narrow front. The units are coordinated but altered to bring unity to the ensemble but identity to the two separate units. Throughout the building the hand of a skilled designer is evident, lending it the qualities of high artistic value.

The designer was Julius Herz Huber. Born in Newark, New Jersey, in 1852, he was apprenticed to Henry Fernbach in New York City and, after two years, went to Munich where he studied at the Polytechnic Institute

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for two years. Following a study tour in Europe, he came to Chicago in 1873 and, in 1875, joined as partner in the architectural firm his father had established in Chicago soon after the Fire. After that firm was dissolved the next year, Huber worked in architecture as a city employee. In 1881 he established his own practice, and he enjoyed his greatest prominence during the next ten years, as he designed residences and apartments. He became a founding member of the Illinois Society of Architects in 1897, was honored by that Society in 1927 by being made an Honorary Member, and died in his retirement in 1939.

Although he designed residences for prominent citizens, for example that of Hampstead Washburne, Mayor of Chicago during 1891-93, which seems not to have survived, buildings such as the one he designed for E.S. Hartwell in mid-1885 constituted the bulk of his practice. It is an excellent representative of the style and type to which it belongs, just as Huber is an excellent representative of Chicago architects active during a period of vigorous building activity but that now is represented by only a few buildings surviving with the high degree of integrity possessed by this one.

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CHICAGO LOOP 1:24 000

UTM REFERENCES

A 16 117920 4639370

B

ZONE EASTING NORTHING

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STATE	CODE	COUNTY	CODE
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11 FORM PREPARED BY

NAME / TITLE

C.W. Westfall / Bauhs and Dring, Architects

ORGANIZATION

DATE

October 3, 1979

STREET & NUMBER

668 Irving Park Road/ 612 North Michigan Avenue

TELEPHONE

(312) 472-6097 / (312)649-9400

CITY OR TOWN

Chicago, Illinois / Chicago, Illinois

STATE

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

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LOCAL X

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STATE HISTORIC PRESERVATION OFFICER SIGNATURE

[Handwritten Signature]

TITLE

Director, Ill. Dept. of Conservation

DATE

11/18/80

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I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DATE

DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

ATTEST:

DATE

KEEPER OF THE NATIONAL REGISTER